



IMPORTANT FIRE DEPARTMENT NOTICE TO ALL RESIDENTIAL DEVELOPERS AND BUILDERS

RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGN GUIDE FOR ONE AND TWO FAMILY DWELLINGS
KITCHEN RANGE FIRE PROTECTION DESIGN GUIDE

Recent amendments to the California Fire and Building Codes approved by the Fresno City Council have expanded the local fire sprinkler ordinance to include single-family and multi-family housing. The new requirements, with effective dates, are described below. *The effective date applies to issuance of building permits for standard plan houses, or date of submittal for plan check for custom homes and multi-family and commercial residential developments.*

New single family/duplex housing (CBC R-3, 5000 sq. ft. or less) effective June 30, 2006:

- A single fire sprinkler head, or State Fire Marshal listed wet chemical fire extinguishing system (approval of residential units is currently under review by the State), installed by a C-16 fire sprinkler contractor must be placed in all kitchens in accordance with Fire Department design guidelines.
- All new model homes must have a complete fire sprinkler system installed per NFPA#13D and Fire Department design guidelines. Residential fire sprinkler systems must be offered as an available option to the prospective buyer.

New single family/duplex housing (CBC occupancy group R-3 over 5000 sq. ft.) effective September 28, 2006:

- A complete NFPA#13R fire sprinkler system must be installed in accordance with Fire Department design guidelines.
- The 5000 square foot area includes the living area and the attached garage.

New residential development (apartments, condominiums, hotel/motel) with more than two dwelling units per building (CBC occupancy group R-1):

- A complete NFPA#13R or NFPA#13 fire sprinkler system shall be installed in all R-1 buildings up to two stories.
Exception: when exceptions to, or reductions in, Building Code requirements based on the installation of fire sprinklers are utilized in the building design, an NFPA#13 system is required.
- A complete NFPA#13 system must be installed in all R-1 buildings three or more stories in height.

Only a C-16 fire sprinkler contractor can install fire sprinklers in California. The C-16 is responsible for providing plans (as a deferred submittal) for NFPA#13D and #13R complete systems and obtaining permits from the Fire Department. The single kitchen fire sprinkler must also be installed by a C-16, however, this permit may be obtained by the "B" license holder or the C-16 under the single permit number issued for the house.

Fire Dept. residential fire sprinkler design guides will soon be available on the web at www.fresno.ca.gov, see City Services at right, and click on **Fire**.